

For informational purpose only. The Japanese press release should be referred to as the original.

April 17, 2024

To All Concerned Parties

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### **Notice regarding completion of LOGIPORT Kitakashiwa’s cold storage facility expansion project, completion of additional acquisition of the expansion property and obtainment of CASBEE for construction certification**

LaSalle LOGIPORT REIT (“LLR”) announced today that it has completed the construction of a cold storage facility (the “**Expansion**”) on the premises of LOGIPORT Kitakashiwa that was announced in the “Notice regarding LOGIPORT Kitakashiwa’s cold storage facility expansion project” dated March 29, 2023, and that it has also completed the additional acquisition of the Expansion (the “**Additional Acquisition**”).

In addition, the Expansion has received a CASBEE for construction certification (Rank A), as outlined below.

1. Overview of the Expansion and the Additional Acquisition (The underlined part shows the changes as of March 29, 2023.)
  - (1) Asset name : LOGIPORT Kitakashiwa cold storage facility
  - (2) Location (city or ward, prefecture) : Kashiwa-city, Chiba
  - (3) Acquisition price (Note 1) : 714 million yen
  - (4) Acquisition date : April 17, 2024
  - (5) NOI yield (Note 2) : 7.9%
  - (6) Post-depreciation yield (Note 3) : 5.7%
  - (7) Funds for acquisition : Cash on hand
  - (8) Construction company : Sanesu Kensetsu Co., Ltd
  - (9) Construction agreement execution date : March 29, 2023
  - (10) Payment date : Of the acquisition price, 163 million yen has been paid and the remaining amount will be paid by the end of May 2024.
  - (11) Completion date : April 17, 2024

Notes:

1. “Acquisition price” is derived from the acquisition cost relating to the Expansion project (the total of construction costs and design fee) rounded down to the nearest million yen.

2. “NOI yield” is the estimated rental revenue, less estimated operating expense (excluding depreciation expense) of the Expansion calculated by the Asset Manager (“NOI”) divided by the acquisition price, rounded to the first decimal place.
3. “Post-depreciation yield” is defined as, the NOI of the Expansion minus the estimated depreciation expense calculated by the Asset Manager, divided by the acquisition price, rounded to the first decimal place.

For further details of the Property, please refer to the previous press release titled, “Notice regarding LOGIPORT Kitakashiwa’s cold storage facility expansion project” dated March 29, 2023.

## 2. Overview about the CASBEE for construction certification

The Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) is a system for comprehensively assessing and ranking the environmental performance of buildings with regard to aspects such as the enhancement of environmental quality and performance including indoor comfort and consideration for the landscape, on top of the aspect of environmental consideration such as energy saving and the use of materials and equipment with a lower environmental burden.

CASBEE for construction certification is based on CASBEE construction (New), (Existing), or (Renovation), CASBEE construction (New) is evaluated based on the design details of the new construction of the building. Buildings are evaluated on five-levels: rank S, rank A, rank B+, rank B- and rank C.

For details about CASBEE, please refer to the URL below.

\* CASBEE: <https://www.ibec.or.jp/CASBEE/english/index.htm>

## 3. Property obtained CASBEE for construction certification

Property name	Location	Certification rank
LOGIPORT Kitakashiwa cold storage facility	Kashiwa-city, Chiba	CASBEE construction (New) Rank A ★★★★★

Evaluator: Houseplus ARCHITECTURAL INSPECTION, inc.

## 4. Future outlook

The effect of the Additional Acquisition upon LLR’s management status for the fiscal period ended August 2024 (3/1/2024~ 8/31/2024) and the fiscal period ended February 28, 2025 (9/1/2024~ 2/28/2025) are expected to be insignificant. Thus, there are no changes to the forecast of management status and distributions for the period ended August 31, 2024 and the period ended February 28, 2025, which were announced on April 15, 2024.

\* LLR’s website: <https://lasalle-logiport.com/english/>

*This notice is an English translation of the Japanese announcement dated April 17, 2024. No assurance or warranties are made regarding the completeness or accuracy of this English translation. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.*

Exhibit: Exterior (the Expansion)

